

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
February 5, 2019**

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday February 5, 2019, in Room 205 at City Hall, 600 E. Third St., Mishawaka, IN 46544.

Chairman Doug Merritt called the meeting to order at 4:00 pm.

Commission members present: Mike Bultinck, Terry DeMaegd, Dave Eisen, Jennifer Johns, Doug Merritt, Nancy Seidler, and Kate Voelker.

Advisory members present: Matthew Crawford, Alan Grzeskowiak, Shirley McAlister, and Jason Stoller.

Staff: Christa Hill, Ken Prince, Mayor Dave Wood. Public: Dave Straughn, Sara Hicks (DLZ).

A motion for the approval of the December 4, 2018 minutes was made by Kate Voelker; seconded by Shirley McAlister.

COA

Ken Prince presented the COA for Veteran's Plaza at Battell Park. He introduced Sara Hicks with DLZ. The master plan was presented to the HPC in the fall. This is phase one.

One of the major items was moving the Memorial approx. 100' west to line up with Liberty Street. The base of the monument is deteriorating. The statute itself is also showing signs of stress. A condition assessment was done by the McKay Lodge Conservation Laboratory. This company works on National monuments. The statue will be removed and fixed, but also reassembled onto a steel skeleton to prevent the weight from being an issue. This restoration will take about a year. The statue will not be removed until after Memorial Day 2019.

The base of the monument originally was zinc. In the 1950's or 60's, the base was replaced with concrete. The original letters were stuck to the concrete. New base of concrete with a granite veneer. The battle names would be engraved in the granite.

The next significant element is the fence. Builders Iron Works. All those pieces were done in place. The price of \$60-90,000 for 100 linear feet a fence. The fence could be salvaged.

Sara Hicks explained that new mold would have to be cast to make the replacement pieces, which is driving up the price. They could salvage what is out there for repair and end up with a shorter length of fence to be used somewhere else in the park.

A new fence would not be in the same character. Instead a granite seat wall to provide separation and seating when there are events in the park.

The last significant is tree removal. We hired an arborist. Higher Ground Tree Care recommended removal of three trees. Only one in the 'way' of the project. The others are damaged/diseased and recommended. The report also recommends pruning and feeding to repair existing trees. Also new landscaping as part of this project.

Glacial stone walls. Sign will include Battell Park. Black metal lights, bollards, and flag poles. Pavers for Plaza. Replacing water fountain and new irrigation.

The Mayor wants to do right by the historic nature of the park. Future plans will expand with a Veteran's walk, to include informational centers highlighting Mishawaka's contribution to conflicts/wars. At the other end, another monument honoring those who have died service.

Dave Straughn asked Sara Hicks how to preserve zinc. She answered there will not be any coating to protect against from environmental factors. Mr. Straughn asked if the bollards stop a car? Ms. Hicks said they are not crash rated. They will be bolted to the pavement. Doug Merritt thinks the seat wall would also add to stop a car. Mr. Straughn asked for the financing source. Mr. Prince answered they are all TIF dollars. Mr. Straughn asked how long the project will take (time frame)? Mr.

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Prince hopes the plaza itself to be completed by Memorial Day 2019 with the statue being replaced by Memorial Day 2020. Mr. Straughn asked if the landscaping was native plants? Ms. Hicks answered some were and some weren't. The landscaping was reviewed by the City Forrester. Christa Hill added one of his comments when tulips were suggested, was that they were eaten by animals, and recommended daffodils in their place.

Nancy Seidler asked to see the original picture and the master plan.

Kate Voelker asked about the fonts on the sign. The rendering is different than the plan set. The Plan set has the correct font. Kate thinks the seat wall more inviting than fencing, but appreciates that the fence will be salvaged and used again. Kate asked when the project will start. Mr. Prince answered

Doug was impressed by the examples by the McKay Lodge Conservation Laboratory. Add a recommendation that the fence be removed, property crated and stored for future use in the park or by the City.

A motion by Dave Eisen, seconded by Kate Voelker approved Certificate of Appropriateness to: 1) relocation of the Soldiers' and Sailors' Memorial, to line up with the terminus of Liberty Drive; 2) installation of sea wall around statue instead of moving fencing; 3) improvements to create Veteran's Plaza; 4) removal of trees; and 5) new landscaping around the new improvements. A condition was added that the fence be removed, property crated and stored for future use in the park or by the City.

A motion by Kate Voelker, seconded by Dave Eisen approved the following findings of fact:

1. The Certificate of Appropriateness will allow the Appellant to create the Veteran's Plaza, with the focal point of the newly restored Soldiers' and Sailors' Memorial. The signage still identifies this as part of Battell Park.
2. The intent of the restoration of the Memorial is for it to be stable for the next 100 years. The sign will utilize similar rock construction as previous signs to compliment other rock work in the park. The trees that are being removed are damaged, therefore warrant removal, or will be disturbed by construction and not likely to survive.
3. These changes, additions and deletions are appropriate alterations to the park. The scale, material, and proportion are appropriate.

COMMITTEE REPORTS

A. Historic Districts/Plaques

Jason Stoller oversaw the installation of the Eberhart Major plaque and even took some pictures. Doug Merritt asked if there are any other houses worthy of landmarking. Christa Hill will check if there are any other plaques remaining.

B. Public Relations & Community Education

Dave Eisen informed the Commission of the next American Roundtable at the Mishawaka Library. On Tuesday, February 12 at 6:30pm, Peter DeKever will speak about Elizabeth Richardson, for those who missed her Historical Marker ceremony.

C. Staff Notes

The 2019 Preserving Historic Places conference is April 9-12 in Evansville, Indiana. As a CLG, we are allowed two scholarships. If you are interested, let me know by March 1, which is the cutoff date for early bird registration. Doug Merritt thanked Kate Voelker and Nancy Seidler for attending last year and the enthusiasm they brought back. Kate Voelker reiterated what a great

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time she had last year. She continues to follow the Decay Devils, a group out of Gary she learned about at last year's conference, on Facebook.

CLG: Dave Eisen asked if there was any continuing education planned. Kate Voelker asked if McKay Lodge could speak about the statue when they take it down. We would have to plan that around their schedule. Double check with Todd Zeiger about other opportunities. Another options is going to another CLG HPC meeting.

OLD BUSINESS

Edgewater Drive Historic District Informational Meetings

Christa Hill received the resurvey from and Todd Zeiger and Indiana That is on the agenda later. The next Edgewater Committee meeting will be Wednesday, February 13 at 6:30pm at City Hall. Those changes will be one of the topics discussed.

Street Topper Design

Doug Merritt will work on getting the vector file to create mock ups of the different districts in different colors. Look for an email. The Mayor preferred burgundy and gray.

Bethel College

Alan Grzeskowiak has been working with the President and the librarian/historian about the history of the building they want to highlight. Still working with them on the marker program. Kate Voelker thinks the guidelines mentions placing it on public vs. private property. Ken Prince said we could come up with an agreement about maintaining the sign once it is installed. Could there be more than one so that HPC can get some recognition? Based on Kate's questions, Doug Merritt asked that this discussion wait until after we meet on campus.

A motion by Kate Voelker and seconded by Dave Eisen moved the location of our March meeting to Bethel's campus. We have been invited to tour the campus after our next meeting. They are on spring break that week. The exact location will be confirmed.

NEW BUSINESS

Indiana Landmarks suggested changes to 1995 Survey (Edgewater only)

Kate Voelker asked if the individual homeowners had been advised of the changes to their home. Should we notify individual homeowners? Doug Merritt says to present to the committee first. Christa Hill has sent the changed to the committee twice and received no comment back. The vote will be postponed until after the committee has a chance to discuss the changes.

Kate asked how we would incorporate these changes into the 1995 survey. Mike Bultinck suggested an amendment at the back. Ken Prince wants pricing for a brand new survey for 2020 budget. Mike suggested getting a digital version so we could update inhouse. The story map. The City's internal GIS has a layer so you can see if there is a dot it is in the book.

Heritage Fest (August 10, 4-9pm, Merrifield Park)

Alan Gzreskowiak was contacted by the Parks Department about the Heritage Fest. They have moved the date away from Labor Day and it will be in Merrifield Park instead of Central Park to avoid distractions. Kate Voelker thinks moving the date is a great idea.

PRIVILEGE OF THE FLOOR

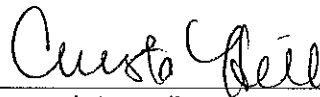
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ADJOURNMENT

The meeting adjourned at 5:10pm.



Doug Merritt, Chairman



Christa Hill, Secretary